

UNOFFICIAL COPY

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6372/0011 11 001 Page 1 of 3
2003-04-07 12:40:18
Cook County Recorder 28.50

WARRANTY DEED



0030467447

THE GRANTOR B.A.P. BUILDERS, INC.,

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten----- DOLLARS, and other good and valuable consideration _____ in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

BRIAN COOLMAN AND STEPHANIE COOLMAN
2146 N. CAMPBELL # 2, CHICAGO, IL 60647

husband and wife as TENANTS BY THE ENTIRETY and not as joint tenants with a right of survivorship or as tenants in common.

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

AS PER ATTACHED :

TO HAVE AND TO HOLD said premises not as tenants in common, not in joint tenancy but as TENANTS BY THE ENTIRETY, FOREVER

Permanent Real Estate Index Number(s) 14-31-308-059 AND 14-31-308-060-0000

Address(es) of Real Estate 1877-79 N. WINNEBAGO, UNIT # 1E, CHICAGO, IL
SUBJECT TO: covenants, conditions and restrictions of record.

Document No. (s) _____; _____; and to General Taxes for _____ and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 19th day of March 2003.

B.A.P. BUILDERS, INC., AN ILLINOIS CORP.,
(Name of Corporation)

Impress
Corporate Seal
Here

President

Secretary

A03-0249A

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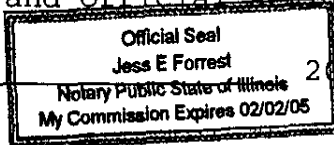
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that ANTHONY T IURIO personally known to me to be the President of the B.A.P. BUILDERS, INC., AN ILLINOIS CORP.,

corporation, and JAMES ACCOLA Secretary of said corporation, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument and caused the corporate seal of said

corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of March 2003.

Commission expires 2005.



Jess E Forrest
NOTARY PUBLIC

This instrument was prepared by JESS. E. FORREST
1400 RENAISSANCE DRIVE, # 203 PARK RIDGE, IL 60068
(Name and Address)

SEND SUBSEQUENT TAX BILLS TO:

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
304259 \$2,531.25
04/04/2003 12:53 Batch 05304 86

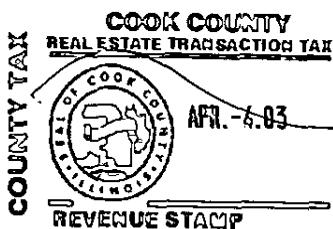


(City, State and Zip)

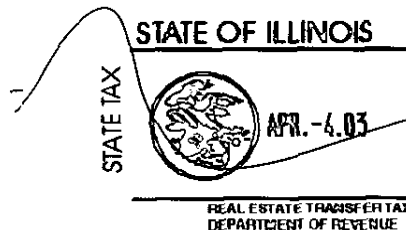
BRIAN P. COOLMAN
(Name)

1877-79 N. WINNEBAGO # 1E
(Address)

CHICAGO, IL 60647
(City, State and Zip)



REAL ESTATE TRANSFER TAX
0016875
FP326670



REAL ESTATE TRANSFER TAX
0033750
FP326669

PARCEL: 1

UNIT NO. 1877-1E IN THE 1877-79 N. WINNEBAGO CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND :
LOT 9 AND 10 (EXCEPT THE NORTHEASTERLY 27.50 FEET THEREOF) IN BLOCK 12 IN PIERCE'S ADDITION TO HOLSTEIN , A SUBDIVISION OF THE NORTH ½ OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH , RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030148563 AND AS AMENDED BY DOCUMENT NUMBER 0030163765, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY , ILLINOIS.

PARCEL: 2

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE # 1 AND PARKING # 1 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0030148563.

P.I.N.: 14-31-308-059-0000 AND 14-31-308-060-0000

COMMONLY KNOWN AS: UNIT NO. 1877-1E
1877-79 N. WINNEBAGO , CHICAGO , IL 60647

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECIPIED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.